

****Environmental Effects Statement for the Modification of Lot 7/146 Old Bangalow Road – Construction of a Cabin****

The proposed development on Lot 7/148 Old Bangalow Road, involving the construction of a new cabin, has been carefully designed to ensure that its environmental impact is negligible. The development is a minor modification that closely aligns with the original consent granted for the property, and as such, its environmental footprint is expected to be minimal.

1. ****Negligible Environmental Impact:****

The construction of the cabin will not result in significant disturbance to the existing natural environment. No substantial clearing of native vegetation or trees is proposed, and the development maintains the existing NE-facing aspect of the site, thereby preserving solar access and natural features. The use of existing cleared areas and natural buffers ensures that the environmental effects are negligible.

2. ****Consistency with Original Consent:****

This modification mirrors the scope and scale of the original approved development, with only minor adjustments to the building footprint and design that do not alter the fundamental environmental parameters of the site. Since the original consent already reflects a recognition of existing environmental conditions, this proposal does not introduce new or increased environmental risks. The construction and operation are consistent with previously approved development activities, ensuring no additional environmental burden or disturbance.

3. ****Minimal Intrusions and Preservation of Privacy:****

The proposal does not increase intrusions or reduce neighboring privacy beyond what was initially permitted. A native greenery privacy screen will be established along adjoining boundaries, further mitigating any visual or privacy impacts, and remaining consistent with the original development approval.

4. ****Environmental and Bushfire Compliance:****

The development will not breach flora, fauna, or bushfire management restrictions. Existing environmental protections will be maintained, and careful planning ensures no additional threats to local habitats, fauna, or fire safety standards.

5. ****Design Approach for Environmental Harmony:****

The new outbuilding's materials and colors have been thoughtfully selected to blend with the existing structures, maintaining visual harmony and respecting the rural and coastal landscape characteristic of Byron Shire. This ensures the development has a minimal visual and environmental footprint.

****Conclusion:****

Given its minor scope, alignment with the original consent, and design features that prioritize environmental conservation, the environmental effects of this modification are negligible. The development respects the natural environment, preserves existing ecological and visual qualities, and adheres to all relevant environmental and planning standards. It represents a minimal impact enhancement to an already approved development, with no adverse effect on the local environment or community amenity.